

# **“The City With a Heart”**



Linda Mason, *Chair*  
Sophie Lagacé, *Vice Chair*  
Rick Biasotti  
Tom Hamilton  
Mary Lou Johnson  
Kelly Lethin  
Valentine Morgan

## **AGENDA**

### **PLANNING COMMISSION MEETING**

#### **VIEW FULL MEETING**

**May 21, 2019**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Members of the public wishing to submit documents of any kind to the Commission for consideration at the meeting are requested to bring ten (10) copies of the document for distribution to the Commission, staff, and public. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

- 1. APPROVAL OF MINUTES:** April 16, 2019
- 2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.
- 3. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- 4. PUBLIC HEARING:**
  - A. 754 Pepper Drive (APN: 020-022-210)**  
R-1 (Single Family Residential)  
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 1,498 square foot combined first and second floor addition that would increase the gross floor area of the existing home by greater than 50% (93%), and exceed the permissible floor area ratio of 0.55 (0.61) pursuant to Section 12.200.030 of the San Bruno Municipal Code. If approved and constructed, the total

living area of the home would increase to 2,692 square feet, and the gross floor area of the home would be 3,099 square feet, including the two-car garage. Antonios Lignos (Owner), Ken Ibarra (Applicant).

**B. FY 19-20 Capital Improvement Program Budget.**

Recommended Environmental Determination: (Not applicable because this is not a project pursuant to CEQA)

Request adoption of a Resolution confirming review of the 2019-2024 Five-Year Capital Improvement Program and Fiscal Year 2019-20 Capital Improvement Program Budget and its conformance with the San Bruno General Plan, pursuant to California Government Code Section 65401.

**5. ITEMS FROM STAFF**

**6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** (Remaining comments not heard during previous comment period.) See text above.

**7. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS**

- Chair Mason would like to discuss whether to agendize a Housing Element Annual Report Staff Summary Presentation and Overview of City Inclusionary Housing Requirements for a future meeting.
- Chair Mason would like to discuss whether to agendize a City Recreation and Aquatic Center presentation for a future meeting.

**8. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on May 21, 2019 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.